

## HOA Board Meeting Minutes

January 16, 2015

Present: Mark, Denise, Megan, Don.

- I. Denise read the previous board meeting minutes.
- II. Treasurer Reports: Don reports that he can now print out the list of homeowners that are delinquent on their 2014 dues and will provide to Mark. Mark will send out the notices. Don states that there are now funds available in the account and we can lift the moratorium on spending. Don recommends not sending certified letters out as they are costly and the homeowners don't pick them up anyway. The HOA 2015 dues letters have been sent out.
- III. Discuss Major Projects Status:
  - a. Winners of the Christmas Lights Contest:
    1. Megan Williams (Lot 27) \$75.00
    2. Colby Jones (Lot 87) \$50.00
    3. Christine Brown (Lot 19) \$25.00
  - b. HOA 2014 dues not paid notices to be sent out by Mark.
  - c. Violation rules discussed and approved, Mark to write them up.
- IV. Review any Questions/Issues
  - a. Lot 142, Gravel Driveway issue solution; it is suggested that we move forward with the removal notice as he was to request approval through the ACC and did not submit a request to either the ACC or the HOA Board.
  - b. Lot 78, construction without approval;; board recommends and approves a \$100.00 fine.
- V. Review Projects/Tasks

a. Leo to install signs for Neighborhood watch and no parking on grass.

b. Entrance light bulbs - Mark to get new lights.

VI. New business:

a. Mega suggests that she and other homeowners have an Easter egg hunt for the neighborhood children. Board approves a \$200 budget for this.

Next board meeting will be held February 18, 2015 @ 0600 at Marks house.

Meeting adjourned.

## HOA Board Meeting Minutes

February 17, 2015

Present: Mark, Denise, Megan, Don.

- I. Denise read the previous board meeting minutes.
- II. Treasurer Reports: Don reports that he has received about half of the homeowners 2015 dues have been paid totaling just under \$15,000.
- III. Discuss Major Projects Status:
  - a. Don will verify the list of homeowners that have not paid their 2014 dues so that Mark can send those to collections.
- IV. Review any Questions/Issues:
  - a. Denise to get with homeowner of lot 78 to correct the driveway issue.
  - b. Lot 142 has deadline to correct driveway issue.
  - c. Violation on East Gate - vehicle parking on street. Don reports that no one claims the vehicle and the vehicle will be towed on Thursday (2/19).
- V. Review Projects/Tasks
  - a. Mark replaced the entrance light bulbs, however they still don't work. Don to check out the issue on fuse.
- VI. New business:
  - a. National Night Out (August) - Ann working the event and the board agrees to approve \$200 funds for this event.
  - b. Megan and Flo working the neighbor hood Easter egg hunt event. Megan will be sending out information to everyone.

c. Need Morales to clean out the Holding Ponds to keep them up to spec's. Mark needs to know the cost.

d. Mark was out checking trash cans in the HOA and has given out violations to correct.

e. Denise recommends that we have Morales put bark on the remaining area of the East Gate. Don/Leo will get with Morales on this.

f. Fence on 66<sup>th</sup> is down.

g. Don/Leo to get with Jack to keep bricks in line at East Gate.

Next board meeting will be held March 18, 2015 @ 0600 at Marks house.

Meeting adjourned.

## HOA BOARD MEETING MINUTES – MARCH 18, 2015

Present: Mark, Megan, Leo, & Don

Secretary was absent from meeting, so reading of previous meeting minutes was skipped

### **Treasurer Report**

92 owners have paid all or portion of 2015 dues. Total received to date \$20,441. Remaining to be collected \$18,580.

Mark will send reminder to 50 owners who have not submitted any payment to date

### **Main Gate**

Board discussed leaving gate open during rush hours Monday- Friday to avoid backup onto 176<sup>th</sup> due to frequent accidents. Board was split on agreeing, so a trial period of one month will be initiated setting gate to open from 4-7pm, Mon-Fri. Feedback will be documented for next Board meet review and decision. Also, Don will contact County traffic engineer to place right turn ahead sign.

Don will check keypad light to determine if it needs replacing, and follow up with landscape lights circuit breaker believed to be faulty and need replacement

### **Windstorm Damage**

Owner advised Board of car damage from flying pieces of fence and wanted to claim against our liability policy. Insurance Co. advised "Act of Nature" damage not covered. Owner was advised.

Nine sections of fence were blown down. Leo & Megan will get bids for replacing sections along 67<sup>th</sup> & 176<sup>th</sup> cul-de-sac with chain link. Sections down adjacent to lot 133 will be replaced with wood.

### **Gravel Driveway**

Board issue a certified letter to Lot 142 regarding non-compliance to Board order to remove or cement over his gravel driveway. If no response then fine will be sent to collection.

### **Fence adjacent to 70<sup>th</sup> St**

Board needs to cover graffiti on sections of fence. Don will research paint to match aged cedar color and paint over graffiti

### **Blue/Green Light Display**

Owner is displaying lights on his rooftop beyond acceptable limits for displaying Xmas lights

Board will send a letter requesting removal of lights

### **Gate Sensor Markings**

Display of under surface sensor locations at both gates needs refreshing. Don will get with Vic and arrange to refinish when 2-3 days of dry weather is expected

### **Landscaping and Holding Ponds Maintenance**

Leo reported Morales bid for finishing holding pond cleanup at \$1700 per pond. Cleanup will include removing all remaining debris, cutting stumps to ground level, poisoning all stumps, and broadcasting grass seed. Board approved bid

Annual maintenance contract was bid at \$520/month. Board requires info on exact work to be done before approving contract. Leo will work with Carlos to get this resolved and approved, and negotiate lower cost if a two year contract is accepted.

Leo will also get Carlos to cover irrigation piping on fence line along 176<sup>th</sup> St

### **Red Doors**

An owner of multiple properties in our community has chosen to identify them by painting front doors red. This is not in compliance with ACC regulations. Mark will advise them they need to get approval prior to painting doors

#### **On-Street Parking & Stop Sign Repair**

Megan reported several on-street parking along 67<sup>th</sup>, tree blocking visibility of stop sign at 67<sup>th</sup> & 179<sup>th</sup> intersection needs attention. Also stop sign post needs replacement. Megan will identify vehicles and advise Mark. Tree and stop sign repair will require attention, no action assigned to them.

### **Easter Event**

Megan reported on plans to hold egg hunt and other features for community children in park..

Starting time is planned for 10:00am and hunt will be divided into age groups.

Mark will mail an advisory post card to all owners. Card will also contain reminder to owners that spring has arrived and they need to pay attention to their yard cleanup.

### **Next Board Meeting**

April 22, 6:00pm at Mark's home.

## **HOA BOARD MEETING MINUTES – APRIL 15, 2015**

Present: Mark, Megan, Leo, & Don

Secretary was absent from meeting, so reading of previous meeting minutes was skipped

### **Treasurer Report**

Treasurer reported approximately 60% of 2015 dues have been received to date. Also recommended to Board to be conservative with 2015 budget as holding pond cleanup expenses were considerable. Board will send reminder to those owners who have not paid any of their 2015 dues. Three owners who are delinquent on 2014 dues will be sent to collection

### **Gravel Driveway, Lot 142**

Letter has been sent to owner listing fines for non-removal of gravel driveway was sent to collection. Board will wait two months for response and will add extra violation cost to collection if not fix.

### **Main Gate**

After replacing circuit breaker, lights still do not function. Don will get some local assistance to see if problem can be found. Board does not want to incur expense to hire electrician

### **Easter Egg Hunt**

Megan reported that egg hunt and prizes was a success, but schedule for dividing age groups needs to be improved so people attending will know the times for various events.

### **Fence adjacent to 69<sup>th</sup> St**

Owner of yellow house outside of Tustin Ranch asked Board to repair fence which separates his property from Tustin Ranch. Don will reattach sections that have come loose from posts as this fence is the responsibility of the HOA.

### **176<sup>th</sup> St Flower Bed**

Megan offered to spread bark parallel to fence line along 176<sup>th</sup> to cover exposed irrigation line. Don will check for placing board barrier along rock landscaped area to prevent bark from falling off rock wall.

### **Owner Meeting**

Board is tentatively planning the 2015 owner meeting for late June to be held in park. Initial planning is to provide a simple Bar-B-Q with dogs and drinks only.

### **Next Board Meeting**

May 20, 6:00pm at Mark's home.



## HOA Board Meeting Minutes

May 20, 2015

Present: Mark, Denise, Megan, Don.

- I. Previous board meeting minutes read.
- II. Treasurer Reports: Don reports that 64 homeowners have paid in full and 38 have partial payments made and there are 40 that have not paid any dues for 2015. Don suggests that we find another source to invest in as the CD's have little return on them. Leo will go door to door asking homeowners to pay their dues or make payments.
- III. Discuss Major Projects Status:
  - a. HOA reports that the board will no longer send warning letters to lot 132 for parking and trash can violations as they have been warned several times with no compliance. If parking violations continue they will be towed and fined for trash can violation as well.
  - b. Megan would like to have the gravel driveway issue completed and move forward with fine.
- IV. Review any Questions/Issues:
  - a. Don will complete the Main gate lights and traffic painting project.
  - b. Board needs to add Christmas light removal to the bylaws.
  - c. Foreclosure home issues - Don suggests that Flo will try to get financial institution/owner information at the auction.
- V. Review Projects/Tasks
  - a. ACC looking for new members. Flo and other owners would like to join the ACC if they can have same rights as before. Don will submit a proposal to the board next meeting.
- VI. New business:

a. National Night Out (August 4, 2015) - Ann working the event and the board agrees to approve \$200 funds for this event. Time: 5pm to 8pm

b. Need Morales to clean out the Holding Ponds to keep them up to spec's. Mark needs to know the cost.

d. Megan will work the bark issue at the East gate for gas and supply costs. Board would like to help out with the labor if able to do on a day we are off.

## VII. Calendar

a. Homeowner meeting (Saturday June 27, 2015 @ 10:00am)  
Donuts, Coffee and Don to make homemade Root Beer for the kids.

b. Next board meeting will be held June 10, 2015 @ 1800 at Don's house.

Meeting adjourned.

## HOA Board Meeting Minutes

May 10, 2015

Present: Mark, Denise, Megan, Don, Leo.

- I. Previous board meeting minutes read.
- II. Treasurer Reports: Don reports that 68 homeowners have paid dues in full for 2015. Don states there is \$17,000 + in checking and the rest is in CD's. Leo will go door to door and deliver letters to homeowners to pay their dues or make payments. Additionally, Don will get with Linda (previous Treasurer) to look into the database as Don is not comfortable with the numbers.
- III. Discuss Major Projects Status:
  - a. Lot 142 – Gravel Driveway: pending response to SABA for collections. Mark will find out and send letter to homeowner to stop parking on the area or will receive more fines.
  - b. Lot 132 – Cars will get towed for parking on the grass area.
- IV. Review any Questions/Issues:
  - a. Lot 109 – Christmas lights – HOA will sent 2<sup>nd</sup> notice to remove or fine will be imposed.
  - b. Flo ideas duties of the ACC and joining the ACC. New members can ask homeowners to mow and/or clean up their areas or be fined. Board agrees and Denise asks that new members send her an email so they can be added.
  - c. Mowing lawns at foreclosure homes – Mark will give Carlos the go ahead when one needs to be mowed and the board will pay him \$20.00 for the service.
- V. Review Projects/Tasks

- a. Megan to put beauty-bark on the East Gate entrance
- VI. New business:
- a. Mark to call the county to mow so that the HOA can paint over the graffiti on the fence on 170<sup>th</sup> street.
  - b. Sprinkler system needs repair.
  - d. Post cards to homeowners for HOA Homeowners Meeting, National Night Out and Yard Sale information.
  - e. The software for the gates needs to be updated.

VII. Calendar

- a. Homeowner meeting (Saturday June 27, 2015 @ 1000)  
Donuts, Coffee and Don to make homemade root beer for the kids.  
Elections on HOA Board positions.
- b. Next board meeting will be held July 15, 2015 @ 0600 at Don's house.

Meeting adjourned.

TUSTIN RANCH HOA  
HOMEOWNER/RENTER MEETING  
[www.TustinRanchHOA.com](http://www.TustinRanchHOA.com) , 253-256-3167  
Saturday, June 27, 2015 @ 10:00 am – Community Park

**Meeting minutes.**

Board members present: Mark Roach (President), Megan Williams (Vice President), Denise Zink (Secretary), Don Pac (Treasurer), and Leo Simmons (Sergeant of Arms).

- I. Mark welcomed Homeowners / Renters and introduce HOA Board and ACC Members (Denise Zink (Lead ACC), Sandra Thompson, Cindi Collins, Karen Rhotehamel.
- II. Review Previous Homeowner Minutes
- III. Don handed out the Tustin Ranch HOA Balance Sheet (see attached). Don spoke about the Retention Pond projects and associated costs. Additionally, Don spoke about the homeowners that have not paid their past dues will be turned over to the collection agency. The collection agency will add their administrative fees to the amount owed by the homeowner.
- IV. Discuss Completed Projects/Events
  - a. Main Entrance, Lights
  - b. East-Gate Entrance, Bark (Megan and Jason placed 20 yards).
  - c. Retention Ponds, Cleaning completed and now needs to be routinely maintained.
  - d. Painted Sensor Marking at entrances.
  - e. Event: Yard Sale: July 10, 11 and 12 - Stephanie M.
  - f. Event: National Night Out: August 4<sup>th</sup> @ 5pm at the Community Park, this year is a Potluck- Ann Roach is currently looking for volunteers to help out.
- V. Renew Board Positions!
  - a. Thank You to Previous Board Positions
  - b. President (3 year term), Vice President (1 year term) & Sergeant at Arms (1 year term) are open. Please send your nominations to the HOA Board. Postcards will be sent out with more information. Jason Cohn volunteered for the President position at this meeting.
- VI. Open Projects – 2015
  - a. Patch Road Cracking - The board will get estimates from local companies to do the work.
  - b. Fences are in need of repair - Don looking for volunteers
- VII. ACC Overview Report
  - a. ACC Team Leader - Denise looking for volunteers to join. Flo Pac and Nate Williams volunteer at this meeting.
- VIII. New Business
  - a. Homeowners asking about July 4, fireworks - Mark lets them know that it is fine and this year the street sweeper will use water to clean.
  - b. Mark asks that homeowners submit ideas for improvement or areas of concern to the HOA site.

- c. Homeowner asks about the main entrance keypad and suggest that board consider replacing it and extend it out to help keep people from running into the bricks. Sandra suggests a card swipe. Mark lets them know that the board is looking into new software and will consider their ideas.
- d. Flo recommends that there be a committee to count the new board nomination votes at the September meeting.
- e. Sandra recommends trees be planted along the perimeter of the park for shade.
- f. Mike recommends landscaper trim and care for the tree in the park - Leo will discuss with Carlos.
- g. Jason would like to see BBQ's in the park. - Mark reminds him that it would be another area to be maintained by the HOA.
- h. Jason suggest replacing the basketball hoop in the park.
- i. Homeowners concerned about unlicensed vehicles driving in the HOA community areas and parents not watching their children in the street. Mark again suggest that homeowners call the HOA number and report with addresses etc.
- j. Megan recommends that we place a dumpster in the park and have the landscaper empty regularly. Board to look into it.
- k. Jason asked about the Foreclosure homes in the community that need mowing. HOA board will have the landscaper mow as needed.
- l. Flo asks what about the renters that don't mow their lawn – HOA board has been dealing with all homeowners/renters that don't mow.
- m. Nate recommends that the HOA board go to the bank about the Foreclosure properties to mow the lawns.
- n. RV Cover in homeowners yard - Mark states that if it is behind your fence and it has the look and feel of the community it is not a concern, but need ACC approval as required.
- o. Parking on the grass - Mark asks that homeowners call the number and report violations.
- p. Trees that hang over the fence - Mark suggest that you can cut the branches that hang over your yard, but work with the other homeowner.
- q. Gravel driveways - Board is working to solve the issue and letters will be sent out to violators.

IX. Calendar -- Next Meeting Vote for Positions, September 2015 - Mark and Megan not interested in another term.

X. Adjournment

## HOA Board Meeting Minutes

July 15, 2015

Present: Mark, Denise, Don, Leo.

- I. Previous board meeting minutes read.
- II. Treasurer Reports: Don reports that 20 homeowners have not paid dues for 2015. Don states there is over \$11,000 still owed by homeowners. Leo states that he will go door to door and deliver letters to homeowners to request that they pay their dues or make payments.
- III. Discuss Major Projects Status:
  - a. Lot 142 – Gravel Driveway: Board will send letter to remove and stop parking in that area or be towed.
  - b. Lot 26, 43, 119 & 142 – Parking violations and need letters sent.
- IV. Review any Questions/Issues:
  - a. Lot 109 – Christmas lights – Mailed letter to both homeowner and renter to removed the lights.
- V. Review Projects/Tasks
  - a. Basketball hoop – Leo will get quote
  - b. Keypad bricks reduce size – Board votes “not at this time”.
  - c. Add Trees to Park – Board votes “no”, another item to maintain.
  - d. Street patching (road cracking) – Leo to get quote from Professional contractor.
  - e. Table sanding and stain – Board votes “no”
  - f. Garbage cans and BBQ at park \_ Board votes “no”
  - g. Replace dead trees at pond #4 – Mark will organize
  - h. Fence repair/paint (70th) – Don will take a patch to get color match for paint and Mark will organize painting.
- VI. New business:

- a. Bushes in front of home at East gate entrance has no irrigation and some are dying. Don will speak to Tim (previous landscaper) to take a look and replace as he told Don that the bushes would not die there.
- b. Holding pond vegetation – Board agrees to pay Tim \$400.00 to spray all 4 ponds. The chemical will last 6 months and if vegetation grows Tim will come back and spray.
- c. Don will review Landscapers contract to see if weeding is listed as a duty.

## VII. Calendar

- a. National Night Out (August 4, 2015, 5 pm-8 pm. – Ann is looking for volunteers.
- b. Next board meeting will be held August 19, 2015 @ 0600 at Marks's house.

Meeting adjourned.



## HOA Board Meeting Minutes

August 19, 2015

Present: Mark, Denise, Don, Leo, and Megan.

- I. Previous board meeting minutes read.
- II. Treasurer Reports: Don reports that 18 homeowners have not paid dues for 2015. Don states there is over \$4,452.16 still owed by homeowners. Three new homeowners have paid in full for 2015.
- III. Discuss Major Projects Status:
  - a. National Night out went great, however, not a lot of homeowners showed up.
  - b. HOA Board positions open – cards to be mailed out to homeowners.
- IV. Review any Questions/Issues:
  - a. Christmas lights – Mark states that one homeowners has removed their lights. Need to add to the Bylaws to have them removed by Feb. 18<sup>th</sup> each year.
  - b. Speed limit signs – Board votes "No"
- V. Review Projects/Tasks
  - a. Basketball hoop – Leo will get quote
  - b. Fence paint – Don will get color match for paint and Mark will organize painting.
- VI. New business:
  - a. Open – Lawns that need to be mowed. Lot #132 board needs to send letter to clean up trash, board to call the Health Dept. There are rats, trash, no electricity or water, etc.
  - b. Sprinklers at East Gate – Don will check on them.
  - c. Don will draft a letter for parking violations.
- VII. Calendar

a. Board Positions Open.

b. Next board meeting will be held September 17, 2015 @ 0600 at Marks's house.

Meeting adjourned.

## ACC Meeting Minutes

August Meeting-----20<sup>th</sup> @ Flo's House

Attendance: Denise Zink, Sandy Thompson, Nate Williams, Lindy Turpin, Flo Pac. Leo attend for HOA.

Sandy Thompson withdrew from the ACC.

Meeting called by Denise @ 6:15pm

Lindy suggested ACC make up badges to wear for ID when they address an owner. Leo said he had a printed letter we could use. Flo said she would print extra copies for ACC members that would use them.

ACC discussed violation letters and how many should/would be sent before a fine would be issued

Group agreed to take on advising owners that had fences in disrepair to fix them

HOA Board asked if all ACC members would call Health Dept regarding house at 17814 67<sup>th</sup> and it's condition

Group agreed to advise HOA Board to consider a method to restrict on-street parking to one side only

Trees overflowing our streets were discussed regarding a plan/method to get them trimmed so as to not block views of intersections and street signs, actually all our trees should be trimmed

Lindy agreed to look into locating teenagers or landscapers who could offer an inexpensive service to those owners who can't maintain their own yard.

Denise stated some trees along 176<sup>th</sup> were not getting watered properly, sprinklers not working. Will ask Don to get with Tim to resolve.

HOA Board authorized ACC a budget of \$10 to use for preparing a welcome to the community for each new owner

Meeting was adjourned at 7:20. Next meeting on Sep 24 at 6:00pm at Flo's house

## HOA Board Meeting Minutes

September 23, 2015

Present: Mark, Don, Denise, Leo & Jason Cohn

I. Mark introduced the new President Jason Cohn and stated that Leo would remain the Sergeant of Arms as he was the only volunteer for that position as well. Mark stated that there were only 3 cards returned for the volunteer position available and that the Vice President was still vacant. Notifications will be posted on the HOA website.

II. Review Treasurer Report – There are 11 homeowners that still have not paid any 2015 dues and that there is a total of \$ 4,077.80 that are still owed for 2015. Leo states that he has contacted those homeowners that are delinquent regarding payments.

III. Discuss Major Projects and Status:

a. Fences on Ponds repair: Don & Leo to work on quotes for chain-link fences.

b. Tree that needs cut on 176<sup>th</sup>: Jason to look into permit and price to cut it down.

c. Fence with graffiti needs paint: Don

d. Tustin Ranch HOA official Facebook website: Jason/Nicole

IV. Review any Questions/Issues:

a. Lot 142 – Gravel Drive-way: Don to draft letter for the board to review.

b. Lot 142 – Christmas lights: Mark states they have until the end of this month to take them down or be fined.

V. Review Projects/Tasks

a. Basketball hoop – Leo will get quote

b. Keypad bricks – Mark

VI. New business:

a. Mark proposes to perform administrative duties (as a non-member) for \$100.00 per month. See attached proposal.

b. Holding pond vegetation – Tim has ordered more chemicals for the ponds to be sprayed again.

VII. Calendar

a. Next board meeting will be held October 8, 2015 @ 0600 at Don's house.

Meeting adjourned.

HOA Board Meeting Minutes  
October 28, 2015

Present: Jason, Don, Denise, Leo

- I. Lindy Turpin has volunteered to be the HOA Vice President.
- II. Financial Report - All outstanding 2014 HOA dues will be sent to collections – Board agrees.
- III. Discuss Major Projects and Status:
  - a. Branch hanging over 176<sup>th</sup> will cost 300.00 to take down – Board agrees to have it removed for safety reasons.
  - b. Lindy and Leo and/or Jason to walk around and get updated contact information from homeowners.
  - c. Rat poison is being placed in areas of Green belt. Will submit cost to HOA, it is recommended that letters go out to homeowners for throwing stuff over the fence. - Denise
  - d. Basketball hoop to be replaced with safer construction – Jason & Leo
  - e. Tustin Ranch HOA official Facebook website: Jason/Nicole
- IV. Review any Questions/Issues:
  - a. ACC wanted to address tree concerns – Board will address each case-by-case.
- VI. New business:
  - a. Blue tarp on the house at the front gate needs to come down. – Leo/Jason to address with homeowner.

Next board meeting will be held November 19, 2015 @ 0600 at Don's.  
Meeting adjourned.

# HOA Board Meeting Minutes

November 18, 2015

Meeting start time : 7:00 pm

Present: Jason Cohn, Don Pac, Lindy Turpin

ACC Members Present: Florance

i Jason and Don recommended that Lindy Turpin take over the secretary position, and there would no longer be a vice president on the board. Lindy Turpin agreed to the position voluntarily.

i Street light on 66<sup>th</sup> and 177<sup>th</sup> st. is burnt out and needs replaced.

i There is an owner in the community who is offended by another owner miss treating the American flag that is hanging from the owners home. The board will bring it to the owners attention and ask politely to take better care of the American flag, for it represents our country. We have many American veterans living in our community. We need to keep that in consideration.

i People who live in rental homes in Tustin Ranch, are welcome and encouraged to be apart of the ACC Committee.

i Looking into getting legal representation for home owners who have not paid their HOA dues. Options consist of putting a lien on the homeowner's home.

i When sending out the HOA dues invoices for 2016, the envelopes will include a stamped envelope with a updated contact form for each individual homeowner to fill out, and return. Jason will print out address labels and Lindy will help with preparing.

i The board is going to purchase a laptop and the necessary software to keep all of the homeowners and boards updated information on for the benefit of the community.

i Repairing the fences for the holding ponds. Don and Leo are getting bids. The fences will be repaired as soon as possible. Jason wants to check the online customer reviews of the repair company, before making any decisions.

i Summary for the inspection of the holding ponds is as follows : Pond #2 needs sediment dug out from around the inlet pipe. The alder saplings' need to be pulled out of the ground. Pond #4 needs a liner.

i There are houses along the wetlands that are dumping yard waist and animal feces over their fences into the wetlands. There for causing unsanitary conditions, as well as drawing attention to rats. This topic needs to be addressed to the owners. Jason would like to set bate boxes to correct the rat issue. 16 total.

i Owners will no longer have to submit a color scheme, for an approval to the board, if they are going to be painting their house the same color as it currently is.

i Tustin Ranch would like to put together a Yard Expo at the park in the spring of 2016.

i Next meeting is December 17<sup>th</sup> at 7:00 pm.

i Meeting End: 9:33pm